



PLANNING COMMISSION SYNOPSIS

Wednesday, July 27, 2005

6:00 p.m. Regular Meeting
Council Chambers, Room 205, City Hall

801 North First Street
San Jose, California

Bob Levy, Chair
Bob Dhillon, Vice-Chair

Xavier Campos Jay James
Dang T. Pham
Christopher Platten James Zito

Stephen M. Haase, Director
Planning, Building and Code Enforcement

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good evening, my name is **Bob Dhillon** and I am the Vice-Chair of the Planning Commission. On behalf of the entire Planning Commission, I would like to welcome you to the Planning Commission Public Hearing of ***Wednesday, July 27, 2005***. Please remember to turn off your cell phones and pagers.

If you want to address the Commission, **fill out a speaker card (located on the table by the door or at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

The procedure for this hearing is as follows:

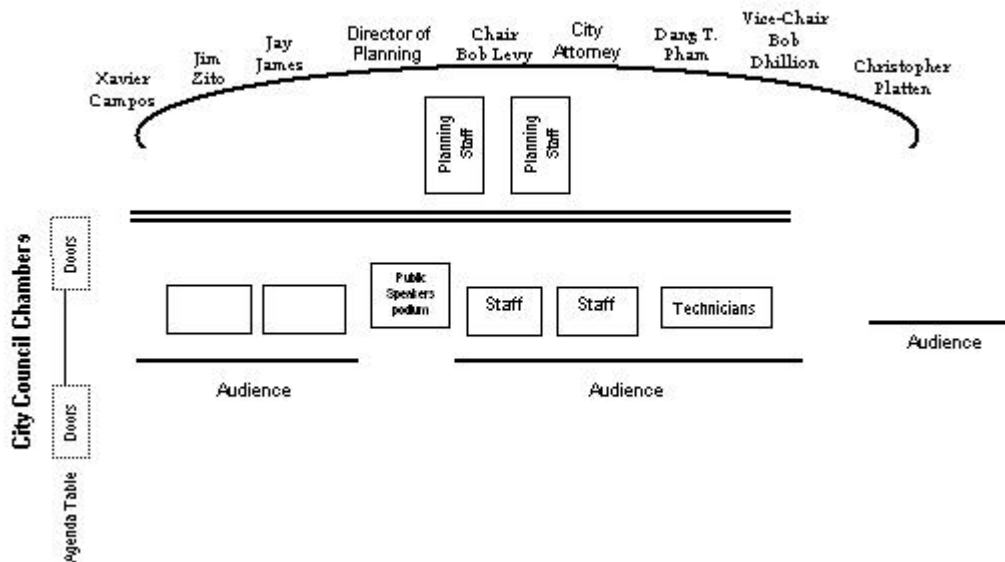
- After the staff report, applicants and appellants may make a 5-minute presentation.
- The chair will call out names on the submitted speaker cards in the order received.
- As your name is called, line up in front of the microphone at the front of the Chamber. Each speaker will have two minutes.
- After the public testimony, the applicant and appellant may make closing remarks for an additional five minutes.
- Planning Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The public hearing will then be closed and the Planning Commission will take action on the item. The Planning Commission may request staff to respond to the public testimony, ask staff questions, and discuss the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Commission's action on rezoning, prezonings, General Plan Amendments and Code Amendments is advisory only to the City Council. The City Council will hold public hearings on these items. Section 20.120.400 of the Municipal Code provides the procedures for legal protests to the City Council on rezonings and prezonings. The Planning Commission's action on Conditional Use Permit's is appealable to the City Council in accordance with Section 20.100.220 of the Municipal Code. Agendas and a binder of all staff reports have been placed on the table near the door for your convenience.

Note: If you have any agenda questions, please contact Olga Guzman at olga.guzman@sanjoseca.gov

The Planning Commission is a seven member body, appointed by the City Council, which makes recommendations to the City Council regarding the adoption, amendment, or repeal of general or specific plans, and regulation of the future physical land use development, redevelopment, rehabilitation or renewal of the City, including its Capital Improvement Programs. The recommendations to the Council regarding land use development regulations include, but are not limited to, zoning and subdivision recommendations. The Commission may make the ultimate decision on Conditional Use Permits, and acts as an appellate body for those persons dissatisfied with the Planning Director's decisions on land use and development matters. The Commission certifies the adequacy of Environmental Impact Reports.



The San Jose Planning Commission generally meets every 2nd and 4th Wednesday at 6 p.m., unless otherwise noted. The remaining meeting schedule is attached to this agenda and the annual schedule is posted on the web at <http://www.sanjoseca.gov/planning/hearings/index.htm> Staff reports, etc. are also available on-line. If you have any questions, please direct them to the Planning staff at (408) 277-4576. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

AGENDA
ORDER OF BUSINESS

1. ROLL CALL

ALL WERE PRESENT EXCEPT LEVY AND PHAM

2. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the Press Table. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

- a. **PDC04-099**. Planned Development Rezoning from R-1-8 Residence District to A(PD) Planned Development Zoning District to allow 10 single-family detached residences on a 1.0 gross acre site, located at/on the west side of Delmas Avenue approximately 170 feet north of Dorothy Avenue (1203 DELMAS AV) (Greg Schatzel, Owner). Council District 6. SNI: None. CEQA: Mitigated Negative Declaration.

DEFERRED TO 8-10-05 (5-0-2; LEVY AND PHAM ABSENT)

- b. **PDC05-019**. Planned Development Rezoning from CP Commercial Pedestrian Zoning District and R-2 Two-Family Residence Zoning District to A(PD) Planned Development Zoning District to allow up to 17 single-family attached residences on a 0.75 gross acre site, located at/on the northeast corner of Almaden Avenue and W. Alma Avenue (1390 ALMADEN AV) (Neighborhood Housing Svcs Silicon Vly, Owner). Council District 3. SNI: Washington. CEQA: Exempt.

DEFERRED TO 8-10-05 (5-0-2; LEVY AND PHAM ABSENT)

3. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Planning Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. [CPA 96-053-01](#). Conditional Use Permit Amendment request to allow the installation of 3 wireless communication antennas on an existing 110-foot tall monopole with associated ground-mounted equipment on a 4.03 gross acre site in the R-1-5 Single-Family Residence Zoning District, located on the east side of Monterey Road, approximately 1,600 feet southerly of Richmond Avenue (9770 MONTEREY RD) (Saso Kenneth A Trustee, Owner). Council District 2. SNI: None. CEQA: Exempt. Deferred from 6-22-05.

APPROVED (5-0-2; LEVY AND PHAM ABSENT)

- b. [PDC 05-002](#). Planned Development Rezoning from the R-M Residential District to the A (PD) Planned Development Zoning District to allow the demolition of an existing single-family residence and the construction of three detached and two attached residential units on a 0.33 gross acre site, located on the south side of State Street, approximately 100 feet westerly of Essex Street (1391 STATE ST) (Martina Victor J, Owner). Council District 4. SNI: None. CEQA: Exempt.

RECOMMEND TO BE DEFERRED TO 90 DAYS, RENOTICE

(5-0-2; LEVY AND PHAM ABSENT)

PULLED FROM CONSENT BY COMMISSIONER PLATTEN. COMMISSIONER CAMPOS INQUIRED WHETHER APPLICANT HELD A COMMUNITY MEETING AND COMMENTED THE COMMUNITY SHOULD HAVE THE OPPORTUNITY TO BE INVOLVED. EIGHT MEMBERS OF THE COMMUNITY SPOKE IN OPPOSITION TO THE PROJECT STATING THAT THE PROJECT WAS NOT CONSISTENT WITH THE ALVISO MASTER PLAN, THAT A COMMUNITY MEETING SHOULD HAVE BEEN HELD, AND THAT WHILE ALVISO RESIDENTS UNDERSTOOD THE NEED FOR NEW DEVELOPMENT, THE PROPOSED 3-STORY UNITS ARE INCONSISTENT WITH THE PRIMARILY ONE- AND TWO-STORY HOUSES IN THE NEIGHBORHOOD. THE APPLICANT NOTED THAT THERE HAD BEEN MANY MEETINGS WITH STAFF AND THE COUNCIL DISTRICT OFFICE. COMMISSIONER JAMES NOTED THAT APPLICANT WOULD NOT BE LIVING IN THE UNITS AND STRESSED THAT WORKING WITH THE COMMUNITY WAS CRITICAL. COMMISSIONER ZITO NOTED THAT THE NEIGHBORHOOD HAD SPOKEN AND THEY DON'T LIKE THE PLAN AS PROPOSED, AND ASKED IF APPLICANT WOULD GO BACK TO WORK WITH THE COMMUNITY, AND APPLICANT CONCURRED. STAFF CONCURRED THAT THE LACK OF COMMUNITY MEETINGS HAD BEEN AN OVERSIGHT AND AGREED CONTINUANCE WAS APPROPRIATE. COMMISSIONER ZITO RECOMMENDED A 90-DAY CONTINUANCE AND RECOMMENDED COMMUNITY AND STAFF CONDITIONS BE INCORPORATED. STAFF CLARIFIED ITEM WOULD BE RENOTICED, AND FUTURE HEARINGS WOULD BE IN DOWNTOWN CITY HALL. COMMISSIONERS CAMPOS AND DHILLON THANKED THE COMMUNITY FOR COMING.

- c. **CP05-021**. Conditional Use Permit to allow used automobile sales (donated auto vehicles for Goodwill) within an existing retail parking lot including an off-site parking arrangement on a 1.87 gross acres site in the CP Pedestrian Commercial Zoning District, located on the east side of Almaden Expressway approximately 200 feet southerly of Foxworthy Avenue (3058 ALMADEN EX) (Goodwill Industries Scc Inc, Owner). Council District 9. SNI: None. CEQA: Exempt.

APPROVED (5-0-2; LEVY AND PHAM ABSENT)

- d. **CP05-025**. Conditional Use Permit request to allow an automobile rental office within an existing retail building on a 0.22 gross acre site in the CP Pedestrian Commercial Zoning District, located on the northwest corner of Kell Way and Almaden Road (3076 ALMADEN EX) (Hughes Thomas A Et Al, Owner). Council District 9. SNI: None. CEQA: Exempt.

APPROVED (5-0-2; LEVY AND PHAM ABSENT)

- e. **PDC05-015**. Planned Development Rezoning from County to the A(PD) District to allow 2 existing single-family residences on a 2.0 gross acres site, located on the north side of Fleming Avenue approximately 350 feet east of Fourier Drive (1238 FLEMING AV) (Gunnels Carl R And Helen M Trustee, Owner). Council District 5. SNI: None. CEQA: Exempt.

RECOMMEND APPROVAL (5-0-2; LEVY AND PHAM ABSENT)

The following items are considered individually.

4. PUBLIC HEARINGS

- a. **FEIR**. Final Supplemental Environmental Impact Report for the 47 Notre Dame/ Almaden Tower Residential Project. The project proposes the construction of a 22-story, 350-unit residential condominium and a separate six-story mixed-use commercial/residential building with 35 residential condominium units and approximately 8,000 square feet of ground floor retail/commercial uses on a site bounded by Almaden Blvd., Notre Dame St., Carlisle St., and West Santa Clara St., adjacent to the De Anza Hotel. The project proposes to remove the existing buildings on site, including the Palomar Ballroom (Tropicana Club). (File No. H04-050) Circulated May 27, 2005 to June 27, 2005.

CERTIFY EIR (5-0-2; LEVY AND PHAM ABSENT)

THE ALUC COMMISSION CHAIR STATED THAT THE HEIGHT OF THE PROPOSED PROJECT WAS INCONSISTENT WITH ALUC LAND USE PLAN, AND FAA REGULATIONS, AND BUILDING WOULD ALIGN WITH "INSTRUMENT LANDING" RUNWAY WITH TIGHT OVER FLIGHT CLEARANCE. HE NOTED THAT FAA WAS PROCESSING A REQUEST FOR AN EXCEPTION TO THE FAA HEIGHT AT THIS LOCATION. COMMISSIONER PLATTEN CONFIRMED WITH ALUC CHAIR THAT COMMENTS WERE BASED ON INITIAL HEIGHT PROPOSED, NOT REDUCED

HEIGHT. STAFF ASKED WHETHER ALUC WOULD BELIEVE A 200-FOOT HEIGHT, OR 228-FOOT HEIGHT COULD BE APPROPRIATE AND THE CHAIR RESPONDED THAT IF HEIGHT COULD BE APPROPRIATE AND THE CHAIR RESPONDED THAT IF HEIGHT WAS BELOW FAA PART 77 SURFACES, THE PROJECT WOULDN'T VIOLATE ALUC PLAN.

IN RESPONSE TO COMMISSIONER PLATTEN, STAFF CLARIFIED PERMIT WOULD NOT BE APPROVED FOR MORE HEIGHT THAN APPROVED BY FAA. COMMISSIONER PLATTEN NOTED THAT THE EIR DOES ADDRESS THIS REQUIREMENT. STAFF FURTHER CLARIFIED THAT THE APPLICANT HAS APPLIED TO FAA, THAT THE FAA HAS REFERRED PROPOSAL TO AIRLINES, SOME OF WHICH HAVE "PROTESTED" AND PROCESS MOVING FORWARD.

IN RESPONSE TO COMMISSIONER ZITO, STAFF CLARIFIED MANY OPTIONS WERE IDENTIFIED IN THE EIR FOR PRESERVING THE HISTORIC STRUCTURES AND CLARIFIED THAT ANY OF THE ALLOWED USES IN THE DOWNTOWN ZONING DISTRICT COULD BE PERMITTED, LIKE RETAIL, BUT THAT IT WAS NOT CEQA REQUIREMENT TO HAVE A VIABLE USE, JUST STABILIZATION OF THE BUILDING.

COMMISSIONER CAMPOS EXPRESSED CONCERN ABOUT PRESERVATION OF HISTORY, SIGNIFICANT ELEMENT OF LATINO HISTORY IN THE PALOMAR BALLROOM. COMMISSIONER ZITO REITERATED THAT WHEN A CITY LOSES CONCERN FOR HISTORY, IT LOSES HEART.

STAFF CLARIFIED THAT THE REVISIONS TO THE DOWNTOWN ZONING DISTRICT HAD STREAMLINED THE PERMIT PROCESS SO THAT THE DIRECTOR WOULD APPROVE BUILDING DESIGN, AND AN APPEAL, IF FILED, WOULD BE HEARD BY THE CITY COUNCIL, BUT THAT STAFF WOULD CONSIDER THE COMMISSION'S COMMENTS IN FINAL PERMIT.

- b. [PDC04-059](#). Planned Development Rezoning from R-1-5 Single-Family Residence Zoning District to A(PD) Planned Development Zoning District to allow two single-family detached residences on a 0.57 gross acre site, located on the southeast side of Elwood Drive, approximately 100 feet southerly of Nikette Way (Masoumi Efat K And Mosoumi Mosen K, Owner). Council District 10. SNI: None. CEQA: Draft Mitigated Negative Declaration. Deferred from 6-22-05.

RECOMMEND APPROVAL (5-0-2; LEVY AND PHAM ABSENT)

COMMISSIONER JAMES INQUIRED ABOUT THE CONSTRUCTION PHASING PLAN AND APPLICANT STATED PLAN NOT COMPLETED YET. COMMISSIONER JAMES COMMENTED PROPERTY IS EXTREMELY STEEP AND ENGINEERING WILL BE CHALLENGING, AND EXPRESSED CONCERN THAT EXCESSIVE GRADING COULD BE REQUIRED. COMMISSIONER ZITO EXPRESSED INTEREST IN REVIEW OF THE ULTIMATE DESIGN OF THE BUILDING. STAFF CLARIFIED THAT THE PD PERMIT WOULD BE APPROVED THROUGH THE DIRECTOR'S HEARING AND WOULDN'T BE BEFORE THE PLANNING COMMISSION UNLESS APPEALED.

- c. [C04-067](#). Rezoning from CG Commercial General Zoning District to DC Downtown Primary Commercial Zoning District to allow residential uses on a 0.09 gross acre site, located at/on the northwest corner of N. 2nd Street and Devine Street (257 N 2ND ST) (Fazekas Daryl, Owner). Council District 3. SNI: None. CEQA: Use of San Jose 2020 General Plan EIR, Resolution No. 65459.

RECOMMEND APPROVAL (5-0-2; LEVY AND PHAM ABSENT)

THE APPLICANT'S REPRESENTATIVE MADE A BRIEF PRESENTATION OF THE PROPOSED PROJECT INCLUDING DISCUSSION OF THE RESIDENTIAL PROJECT THAT WOULD FOLLOW AND HOW THE PROJECT HAS BEEN MODIFIED AS A RESULT OF THE EXTENSIVE REVIEW AND INPUT BY THE CITY AND COMMUNITY. APPROXIMATELY 40 INDIVIDUALS FROM THE GERMANIA HALL CLUB WERE IN ATTENDANCE AT THE HEARING, AND APPROXIMATELY 10 OF THOSE INDIVIDUALS SPOKE IN OPPOSITION TO THE PROPOSED REZONING. THEIR CONCERNS CENTERED AROUND COMPATIBILITY OF THE PROPOSED RESIDENTIAL PROJECT WITH THE ADJACENT GERMANIA HALL, EXITING FROM THE GERMANIA HALL IN THE EVENT OF A FIRE, NOISE IMPACTS ON THE PROPOSED RESIDENCES FROM MUSIC/ENTERTAINMENT AND RESTAURANT USES, RESTAURANT SMELLS DISTURBING FUTURE RESIDENTS, AND GARBAGE BIN LOCATION AND COLLECTION.

STAFF RESPONDED TO THE CONCERNS BY INDICATING THAT THE APPLICATION BEFORE THE PLANNING COMMISSION WAS ONE WHICH ADDRESSES ONLY THE REZONING OF THE SUBJECT SITE FROM THE CG COMMERCIAL GENERAL TO THE DC DOWNTOWN PRIMARY COMMERCIAL ZONING DISTRICT. STAFF REITERATED THAT THE CURRENT CG COMMERCIAL GENERAL ZONING DISTRICT DOES NOT CONFORM TO THE SITE'S GENERAL PLAN LAND USE/TRANSPORTATION DIAGRAM DESIGNATION OF RESIDENTIAL SUPPORT FOR THE CORE (25+ DU/AC), WHILE THE PROPOSED DC DOWNTOWN PRIMARY COMMERCIAL ZONING DISTRICT WOULD CONFORM TO THE GENERAL PLAN LAND USE/TRANSPORTATION DIAGRAM DESIGNATION. STAFF NOTED THAT LAND USE, NOISE, AND COMPATIBILITY WITH THE ADJACENT CITY LANDMARK WERE ISSUES EVALUATED AS PART OF THIS PROPOSAL IN CONJUNCTION WITH THE REVIEW OF THE ASSOCIATED SITE DEVELOPMENT PERMIT, AND NO SIGNIFICANT IMPACTS ARE ANTICIPATED FROM EITHER.

THE COMMISSION RECOGNIZED THE DIFFICULTY OF BUILDING ON THIS SITE. COMMISSIONER PLATTEN FELT THAT THIS IS A GOOD PROJECT BUT NOT AT THIS SITE. COMMISSIONER ZITO AND DHILLON RECOGNIZED THAT SOMETHING WAS GOING TO BE BUILT ON THE SITE AND THE ADJACENCY OF THE GERMANIA HALL RAISED MANY CHALLENGES. THE COMMISSION ALSO RECOGNIZED THAT THE ITEM BEFORE THEM WAS IN FACT THE REZONING AND THAT THEY WOULD NOT CONSIDER THE BUILT PROJECT UNLESS IT WAS BROUGHT BEFORE THEM ON APPEAL.

5. PETITIONS AND COMMUNICATIONS

- a. Public comments to the Planning Commission on nonagendized items. Please fill out a speaker's card and give it to the technician. Each member of the public may address the Commission for up to three minutes. The commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Planning Commission is limited to the following options:
 1. Responding to statements made or questions posed by members of the public; or
 2. Requesting staff to report back on a matter at a subsequent meeting; or
 3. Directing staff to place the item on a future agenda.

6. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES

7. GOOD AND WELFARE

- a. Report from City Council
- b. Commissioners' reports from Committees:
NO MEETINGS IN JULY
 - Norman Y. Mineta San Jose International Airport Noise Advisory Committee (Dhillon and James).
 - Coyote Valley Specific Plan (Platten)
- c. [Review of synopsis](#)
NO COMMENTS
- d. Selection of new Planning Commission Chair and Vice Chair.
 - *COMMISSIONER CAMPOS NOMINATES COMMISSIONER JAMES FOR CHAIR, STATING THAT COMMISSIONER JAMES HAS A STRONG PRESENCE AND CAN KEEP ORDER TO THE MEETING.*
 - *COMMISSIONER ZITO NOMINATES COMMISSIONER DHILLON FOR CHAIR. COMMISSIONER ZITO BELIEVES THAT OTHERS DESERVE AN OPPORTUNITY AT BEING CHAIR AND THAT THERE SHOULD NOT BE A MONOPOLIZATION OF THE SEAT.*

THE COMMISSION VOTED ON THE NOMINATION OF JAMES. THE RESULT WAS A VOTE OF 3-2-2, COMMISSIONERS ZITO AND DHILLON OPPOSED, COMMISSIONERS LEVY AND PHAM ABSENT. THE COMMISSION VOTED ON THE NOMINATION OF DHILLON. THE RESULT WAS A VOTE OF 3-2-2, COMMISSIONERS CAMPOS, JAMES AND PLATTEN OPPOSED, COMMISSIONERS LEVY AND PHAM ABSENT.

- *COMMISSIONER PLATTEN NOMINATES COMMISSIONER CAMPOS FOR VICE CHAIR.*
- *COMMISSIONER ZITO NOMINATES HIMSELF FOR VICE CHAIR.*

THE COMMISSION VOTED ON THE NOMINATION OF CAMPOS. THE RESULT WAS A VOTE OF 3-2-2, COMMISSIONERS ZITO AND DHILLON OPPOSED, COMMISSIONERS LEVY AND PHAM ABSENT. THE COMMISSION VOTED ON THE NOMINATION OF ZITO. THE RESULT WAS A VOTE OF 3-2-2, COMMISSIONERS CAMPOS, JAMES AND PLATTEN OPPOSED, COMMISSIONERS LEVY AND PHAM ABSENT.

DUE TO THE LACK OF A QUORUM, NO CHAIR OR VICE CHAIR WAS SELECTED. SELECTION IS CARRIED OVER TO THE 8/10 MEETING.

8. ADJOURNMENT

2005 PLANNING COMMISSION MEETING SCHEDULE

January 12	5:00 p.m. - 6:00 p.m.	<i>Study Session</i>	Room 400
		<i>Discussion of Meeting Logistics</i>	
January 12	6:00 p.m.	Regular Meeting	Council Chambers
January 26	6:00 p.m.	Regular Meeting	Council Chambers
Monday, February 7	4:45 p.m.	<i>Study Session</i>	Room 400
		<i>Discussion of Jobs/Housing Imbalance</i>	
Monday, February 7	6:00 p.m.	Regular Meeting	Council Chambers
February 23	6:00 p.m.	Regular Meeting	Council Chambers
March 9	4:45 p.m.	<i>Study Session</i>	Room 400
		<i>Discussion of General Plan Amendments/development projects</i>	
March 9	6:00 p.m.	General Plan/Regular Meeting	Council Chambers
March 23	6:00 p.m.	General Plan/Regular Meeting	Council Chambers
Monday, April 11	CANCELLED	<i>Study Session</i>	Room 400
		<i>Discussion of Alcohol sales</i>	
Monday, April 11	6:00 p.m.	Regular Meeting	Council Chambers
April 27	6:00 p.m.	Regular Meeting	Council Chambers
Monday, May 2	4:00 p.m.	<i>Study Session</i>	Room 216B
		<i>Review CIP</i>	
Monday, May 2	6:00 p.m.	Regular Meeting	Council Chambers
May 11	4:00 p.m.	<i>Study Session</i>	Room 400
		<i>Discussion of Parks planning strategy (Joint session with Parks Commission)</i>	
May 11	6:00 p.m.	General Plan/Regular Meeting	Council Chambers
May 25	6:00 p.m.	General Plan/Regular Meeting	Council Chambers
Thursday, June 2	5:00 p.m.	<i>Study Session</i>	Room 106E
		<i>Discussion of Jobs/Housing/Transportation Policy Update</i>	
Thursday, June 2	6:00 p.m.	General Plan/Regular Meeting	Council Chambers
Monday, June 6	6:00 p.m.	General Plan/Regular Meeting	Council Chambers
Tuesday, June 7	6:30 p.m.	General Plan/Regular Meeting	Health Bldg. Rm. 202A/B
June 8	CANCELLED	Regular Meeting	Council Chambers
Wednesday, June 15	6:00 p.m.	Regular Meeting	Council Chambers
June 22	6:00 p.m.	Regular Meeting	Council Chambers
July 13	CANCELLED	Regular Meeting	Council Chambers
July 27	6:00 p.m.	Regular Meeting	Council Chambers (801 N. 1 ST St.)
August 10	6:00 p.m.	Regular Meeting	Council Chambers (801 N. 1 ST St.)
Meetings August 24th and subsequent located in Council Chambers on 200 East Santa Clara St.			
August 24	6:00 p.m.	Regular Meeting	Council Chambers
September 14	6:00 p.m.	Regular Meeting	Council Chambers
September 28	6:00 p.m.	Regular Meeting	Council Chambers
October 12	6:00 p.m.	Regular Meeting	Council Chambers
October 26	6:00 p.m.	Regular Meeting	Council Chambers
November 9	6:00 p.m.	Regular Meeting	Council Chambers
November 16	6:00 p.m.	Regular Meeting	Council Chambers
December 7	6:00 p.m.	Regular Meeting	Council Chambers